

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration and Urban Development Department - Sadapuram Gram Panchayat, Adoni Mandal, Kurnool District – Change of land use proposal from Public & Semi-public use to Residential use and Commercial use (150'-0" deep commercial belt) in S.No.345, 347C & 347 D1-D2 to an extent of Ac.12.15 cents – Draft variation – Confirmed – Orders –Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No.151

Dated:20.08.2014.

Read the following:

- 1 From the Director of Town & Country Planning, Hyd.,
Lr.Roc.No.3393/2011/A, dated:01.11.2011.
- 2 Govt. Memo. No. 29317/H1/2011-1, MA&UD (H1)
Department, dated:28.11.2011.
- 3 From the Director of Town & Country Planning, Hyd.,
Lr.Roc.No.3393/2011/A, dated:23.12.2011, 17.11.2012.
- 4 Govt. Memo.No.11411/I2/2012, MA&UD (I2) Department,
dated:.30.06.12.
- 5 Govt. Memo No.29317/H1/2011-2, MA&UD (H1)
Department, dated:18.02.2013.
- 6 From the Commissioner of Printing, Hyd., A.P.
Extraordinary Gazette No.152, Part-I, Dated:28.02.2013.
- 7 From the Director of Town & Country Planning, AP, Hyd.,
Lr.Roc.No.3393/2011/A, dated:11.06.2014.

ORDER:-

The draft variation to the land use envisaged in the Master Plan for General Town Planning Scheme issued in the reference 5th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.152, Part-I, Dated:28.02.2013. The Director of Town & Country Planning, Hyderabad in the reference 7th read above has informed that the applicant has paid an amount of Rs.68,900/- (Rupees Sixty Eight Thousand and Nine Hundred only) towards Change of land use charges and paid an amount of Rs.1,09,210 (Rupees one lakh nine thousand and two hundred ten only) towards layout fee and security deposit. Development charges /conversion charges. Further the Director of Town & Country Planning, Hyderabad has informed that the draft variation notification has been published in two daily news papers one in English version and one in Telugu version and upon publication of notification, no suggestions/ objections received from the public. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr. D. SAMBASIVA RAO
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Andhra Pradesh, Hyderabad.

The Regional Deputy Director of Town Planning, Anantapur.

The Panchayat Secretary, Sadapuram Gram Panchayat, Adoni Mandal,
Kurnool District.

The Commissioner, Adoni Municipality, Adoni, Kurnool District.

Copy to:

The individual through the Panchayat Secretary,

Sadapuram Gram Panchayat, Adoni Mandal, Kurnool District.

The District Collector, Kurnool District.

SF/SC.

//FORWARDED :: BY :: ORDER//

SECTION OFFICER

(P.T.O.)

NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Sadapuram Gram Panchayat, Adoni Mandal, Kurnool District, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.152, Part-I, dated: 28.02.2013 as required by clause (b) of the said section.

VARIATION

The site in S.No.345, 347C & 347 D1-D2 of Sadapuram Gram Pranchayat, covered in the Master Plan of Adoni Municipality to an extent of Ac.12.15 cents., of Mandagiri village, the boundaries which are as shown in the schedule below and which is earmarked for Public & Semi-public use in the General Town Planning Scheme (Master Plan) of Adoni sanctioned in GO.Ms.No.761, MA dated:31.08.1987 is designated for Commercial use and Residential use by variation of change of land use based on the Council Resolution No.4, dated 21.02.2011 and as the proposed site is surrounded with residential colonies and layouts as marked "A,B,C,D,E,F" as shown in the revised part proposed land use map C.No.3393/2011/A which is available in Municipal Office, Adoni Municipality and Sadapuram Gram Panchayat **subjected to the following conditions:**

1. The applicant shall pay the Betterment charges and development/ conversion charges as per G.O.Ms.No.158, dt. 26.03.1976.
2. The applicant shall obtain prior permission from competent authority before taking up any development.
3. The applicant shall handover 80'-0" Master Plan road widening portion at free of cost to the Local Body through registered gift deed.
4. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

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| North | : Existing 100' wide Master Plan road (100' road as per Master Plan) |
| East | : Sy.No.344, vacant land (Public & semi-public use as per Master Plan) |
| South | : Sy.No.346, 344P vacant lands. (Public & semi-public use as per Master Plan) |
| West | : Sy.No.346, 347, 353 approved LP.No.60/2009/A (Residential use as per Master Plan) |

Dr. D. SAMBASIVA RAO
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER

